

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN GREENVILLE COUNTY AND ANDERSON COUNTY, SOUTH CAROLINA, SO AS TO INCLUDE ADDITIONAL PROPERTY IN GREENVILLE COUNTY AS PART OF THE JOINT COUNTY INDUSTRIAL AND BUSINESS PARK, TO AMEND AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY AND THE CITY OF MAULDIN, AND OTHER MATTERS RELATING THERETO.

WHEREAS, Greenville County, South Carolina ("*Greenville County*") and Anderson County, South Carolina ("*Anderson County*" and together with Greenville County, the "*Counties*") are authorized under Article VIII, Section 13 of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (the "*Act*"), to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties;

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties agreed to so jointly develop an industrial and business park (the "*Park*") through the delivery by the parties of an Agreement for Development of a Joint County Industrial and Business Park dated as of December 31, 2015, as amended (collectively, the "*Park Agreement*");

WHEREAS, the Park Agreement, by its terms, contemplates the expansion of the Park by inclusion of additional parcels within the Park from time to time, pursuant to ordinances of the county councils of Greenville County and Anderson County; and

WHEREAS, the Counties now desire to amend the Park Agreement to expand the Park to include certain parcels in Greenville County as additional parcels in the Park;

WHEREAS, the certain parcels attached hereto as *Exhibit A* are located within the corporate limits of the City of Mauldin, South Carolina (the "*City*") and are the parcels of land that the Counties desire to include within the Park; and

WHEREAS, since the parcels designated to be in the Park are within the corporate limits of the City, the City has requested that Greenville County amend the Intergovernmental Agreement (CenterPointe Multi-County Park Project) by and between the City and Greenville County dated August 25, 2017 (the "*Intergovernmental Agreement*") and which provided for the distribution of certain Park Revenues (as defined in the Park Agreement) to the City. The Amendment No. 1 to Intergovernmental Agreement between the City and Greenville County (the "*First Amendment*") is attached hereto as *Exhibit B*.

NOW, THEREFORE, BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

SECTION 1: It is hereby determined that the Park Agreement is hereby amended for purposes of expanding the Park premises located in Greenville County to include the property described in *Exhibit A* (the "*Property*"). Accordingly, upon enactment of a corresponding ordinance of approval by Anderson County Council, Exhibit A to the Park Agreement shall hereby be deemed amended, without further action by the Counties, to include the Property.

SECTION 2: It is hereby determined that the terms and provisions of the First Amendment in such form as presented to this County Council are hereby approved. The Chairman of County Council and the County Administrator are each hereby authorized and directed to execute and deliver the First Amendment in such final form as may be approved by the Chairman of the County Council and the County Administrator, with the advice of the County Attorney, such execution being conclusive evidence of such approval; and the Clerk to the County Council is hereby authorized and directed to attest the same, and thereupon to cause the First Amendment to be delivered to the City.

SECTION 3: This Ordinance shall be effective immediately upon enactment.

ENACTED this 21st day of September, 2021.

GREENVILLE COUNTY, SOUTH CAROLINA

By: _____
Chairman of County Council
Greenville County, South Carolina

By: _____
County Administrator
Greenville County, South Carolina

ATTEST:

By: _____
Clerk to County Council
Greenville County, South Carolina

1st Reading: August 17, 2021
2nd Reading: September 7, 2021
3rd Reading: September 21, 2021

Public Hearing: September 7, 2021

**ADDITION TO EXHIBIT A
TO AGREEMENT FOR DEVELOPMENT OF A
JOINT COUNTY INDUSTRIAL AND BUSINESS PARK
DATED AS OF DECEMBER 31, 2015, AS AMENDED,
BETWEEN GREENVILLE COUNTY AND ANDERSON COUNTY**

PARCEL 1

LOT 2-A (315 BRIDGEWAY BLVD)
LOT 2-B (355 BRIDGEWAY BLVD)
LOT 2-C (20 WALWYN CT)

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING ON THE EASTERN SIDE OF CENTERPOINTE BOULEVARD (PRIVATE) AND COOPER LAKE COURT (PRIVATE) IN THE CITY OF MAULDIN, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND BEING KNOWN AND DESIGNATED AS LOT NO. 2-A, CONTAINING 13.130, MORE OR LESS, LOT NO. 2-B, CONTAINING 5.824 ACRES MORE OR LESS, LOT NO. 2-C, CONTAINING 17.650 ACRES MORE OR LESS, OF CENTERPOINTE MULTI-PARK AS SHOWN AND MORE DESCRIBED BY METES AND BOUNDS ON PLAT OF SURVEY ENTITLED "CENTERPOINTE MULTI-PARK, SHEETS ONE AND TWO" PREPARED BY SITE DESIGN, INC. DATED FEBRUARY 28, 2000, REVISED MARCH 22, 2000, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK 41-N, PAGES 73, 74 AND 89; WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

TAX MAP # 0542.01-01-020.06, TAX MAP # 0542.01-01-020.07 AND TAX MAP # 0542.01-01-020.08

PARCEL 2

LOT 4-A (1094 HOLLAND ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF MAULDIN, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT 4-A, CENTERPOINT MULTI-PARK, AS SHOWN ON A PLAT RECORDED IN THE REGISTER OF DEEDS OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK 1079, PAGE 40, AND HAVING ACCORDING TO SAID PLAT, THE FOLLOWING COURSES AND DISTANCES:

BEGINNING AT AN IRON PIN OLD 5/8" REBAR LOCATED AT THE SOUTHWESTERN END OF A MITERED CORNER MARKING THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF HOLLAND ROAD AND THE SOUTHERN RIGHT OF WAY OF BRIDGEWAY BOULEVARD; THENCE RUNNING ALONG SAID MITERED CORNER, N 34-40-51 E 75.66 FEET TO AN IRON PIN OLD 5/8" REBAR LOCATED AT THE NORTHEASTERN END OF THE AFOREMENTIONED MITERED CORNER AND ON THE SOUTHERN RIGHT OF WAY OF BRIDGEWAY BOULEVARD; THENCE RUNNING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.52 FEET, A RADIUS OF 762.50 FEET AND A CHORD BEARING AND DISTANCE OF N 86-26-11 E 168.18 FEET TO AN IRON PIN OLD 5/8" REBAR AT THE JOINT CORNER WITH LOT 4-D; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING WITH THE COMMON LINE OF LOT 4-D, S 28-58-09 E 480.71 FEET TO AN IRON PIN OLD 5/8" REBAR LOCATED AT THE COMMON CORNER WITH LOT 4-B; THENCE TURNING AND RUNNING WITH THE COMMON LINE OF LOT 4-B, S 60-21-20 W 239.91 FEET TO AN IRON PIN OLD 5/8" REBAR LOCATED ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N 29-38-40 W 244.66 FEET TO AN IRON PIN OLD 5/8" REBAR; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC

LENGTH OF 278.84 FEET, A RADIUS OF 1472.17 FEET AND A CHORD BEARING AND DISTANCE OF N 24-13-06 W 278.42 FEET TO THE POINT AND PLACE OF BEGINNING.

TAX MAP # 0542.01-01-020.09

PARCEL 3

LOT 4-B (1084 HOLLAND ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE EASTERN SIDE OF HOLLAND ROAD IN THE CITY OF MAULDIN, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT 4-B AS SHOWN AND MORE FULLY DESCRIBED BY METES AND BOUNDS ON PLAT OF SURVEY ENTITLED "DIVISION OF LOT 4 CENTERPOINTE MULTI-PARK" PREPARED BY SITE DESIGN, INC. DATED NOVEMBER 17, 2008, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK 1079, PAGE 40; AND HAVING ACCORDING TO PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR VILLAGE LAND, INC." PREPARED BY SITE DESIGN, INC. DATED MARCH 10, 2009, THE FOLLOWING METES AND BOUNDS TO-WIT:

BEGINNING AT 5/8" REBAR IRON PIN SET ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD AT THE CORNER OF PROPERTY KNOWN AS LOT 4-A AND LEAVING SAID RIGHT OF WAY AND RUNNING WITH THE LINE OF LOT 4-A, N. 60-21-24 E. A DISTANCE OF 239.91 FEET TO A MAG NAIL SET IN THE LINE OF PROPERTY KNOWN AS LOT 4-D; THENCE WITH THE LINE OF LOT 4-D, S. 29-38-17 E. FOR A DISTANCE OF 400 FEET TO A MAG NAIL SET AT THE CORNER OF PROPERTY KNOWN AS LOT 4-C; THENCE WITH THE LINE OF LOT 4-C, S. 60-21-24 W. FOR A DISTANCE OF 239.86 FEET TO A 5/8" REBAR IRON PIN SET ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD; THENCE WITH THE EASTERN RIGHT OF WAY OF HOLLAND ROAD, N. 29-38-40 W. FOR A DISTANCE OF 400.00 FEET TO A 5/8" REBAR IRON PIN SET, THE POINT OF BEGINNING; CONTAINING 2.20 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED OF CENTERPOINT LAND, INC. RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN DEED BOOK 2363, PAGE 5414 ON OCTOBER 28, 2009.

TAX MAP # 0542.01-01-020.10

PARCEL 4

LOT 4-C (1074 HOLLAND ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF MAULDIN, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT 4-C, CENTERPOINT MULTI-PARK, AS SHOWN ON A PLAT RECORDED IN THE REGISTER OF DEEDS OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK 1079, PAGE 40, AND HAVING ACCORDING TO SAID PLAT, THE FOLLOWING COURSES AND DISTANCES:

BEGINNING AT AN IRON PIN OLD 5/8" REBAR LOCATED AT THE NORTHWESTERN END OF A MITERED CORNER MARKING THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF HOLLAND ROAD AND THE NORTHERN RIGHT OF WAY OF BRIDGEWAY BOULEVARD; THENCE RUNNING ALONG SAID EASTERN RIGHT OF WAY OF HOLLAND ROAD, THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 307.69 FEET, A RADIUS OF 689.25 FEET AND A CHORD BEARING AND DISTANCE OF N 16-53-52 W 305.14 FEET TO AN IRON PIN OLD 5/8" REBAR; THENCE N 29-38-40 W 8.38 FEET TO THE COMMON CORNER OF LOT 4-B; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF SAID LOT 4-B, N 60-21-20 E 239.87 FEET T AN IRON PIN OLD 5/8" REBAR AT THE COMMON CORNER WITH

LOT 4-D; THENCE TURNING AND RUNNING ALONG THE COMMON LINE OF SAID LOT 4-D, S 29-38-17 E 413.34 FEET TO AN IRON PIN OLD LOCATED ON THE NORTHERN RIGHT OF WAY OF BRIDGEWAY BOULEVARD; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 51.31 FEET, A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF S 57-33-38 W 51.28 FEET TO AN IRON PIN OLD 5/8" REBAR; THENCE S 76-07-39 W 242.20 FEET TO AN IRON PIN OLD 5/8" REBAR LOCATED AT THE NORTHWESTERN RIGHT OF WAY OF THE AFOREMENTIONED MITERED CORNER; THENCE TURNING AND RUNNING ALONG SAID MITERED CORNER, N 57-04-08 W 49.58 FEET TO THE POINT AND PLACE OF BEGINNING.

TAX MAP # 0542.01-01-020.11

**AMENDMENT NO. 1
TO INTERGOVERNMENTAL AGREEMENT**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, the undersigned Clerk of the County Council of Greenville County, South Carolina, do hereby certify that the foregoing is a true, accurate and complete copy of an ordinance which was given reading, and received majority approval, by the County Council at meetings of August 17, 2021, September 7, 2021 and September 21, 2021, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council.

WITNESS MY HAND this 21st day of September, 2021.

Clerk to County Council of
Greenville County, South Carolina